

WAKEFIELD

63 BISHOPGATE WALK THE RIDINGS SHOPPING CENTRE



SHOP TO LET

LOCATION

The Ridings Shopping Centre is at the heart of the retail offer in Wakefield providing approximately 345,000 sq ft of covered retail accommodation.

Anchor tenants include **Marks & Spencer, TK Maxx, B&S, Primark** and **Morrisons**. Other occupiers include **Bodycare, Boots, Internacionale, Clintons, Footlocker, F Hinds** and **Warren James Jewellers**.

The centre benefits from an adjoining multi-storey car park with approximately 1,070 spaces.

Bishopgate Walk is the busy middle level in the scheme and nearby traders include **Primark, Phones4U** and **Perfume Shop**.

ACCOMMODATION

The property is arranged on ground floor only and provides the following approximate dimensions and net floor areas:-

Gross Frontage	19'02"	5.84m
Internal Width	18'10"	5.74m
Shop Depth	36'05"	11.10m
Ground Floor Sales	578 sq ft	53.70 sq.m

LEASE TERMS

The unit is available by way of a new lease for a term of years to be agreed.

RENT

Rental offers are invited in the region of £ 15,000 per annum exclusive.

SERVICE CHARGE

The 2014/2015 on account service charge is c. £8,836 per annum.

RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 23,250.00
UBR (2014/2015)	48.2p
Rates Payable (2014/2015)	£ 11,206.50

This firm gives no warranty that these values are accurate and interested parties are advised to make their own enquiries to Wakefield Metropolitan District Council's Business Rates Department (tel: 01977 727121). The Rates Payable may be subject to transitional relief.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band G (157). A copy of the EPC is available for inspection if required.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING & FURTHER INFORMATION

Please direct all enquiries to the joint agents:-

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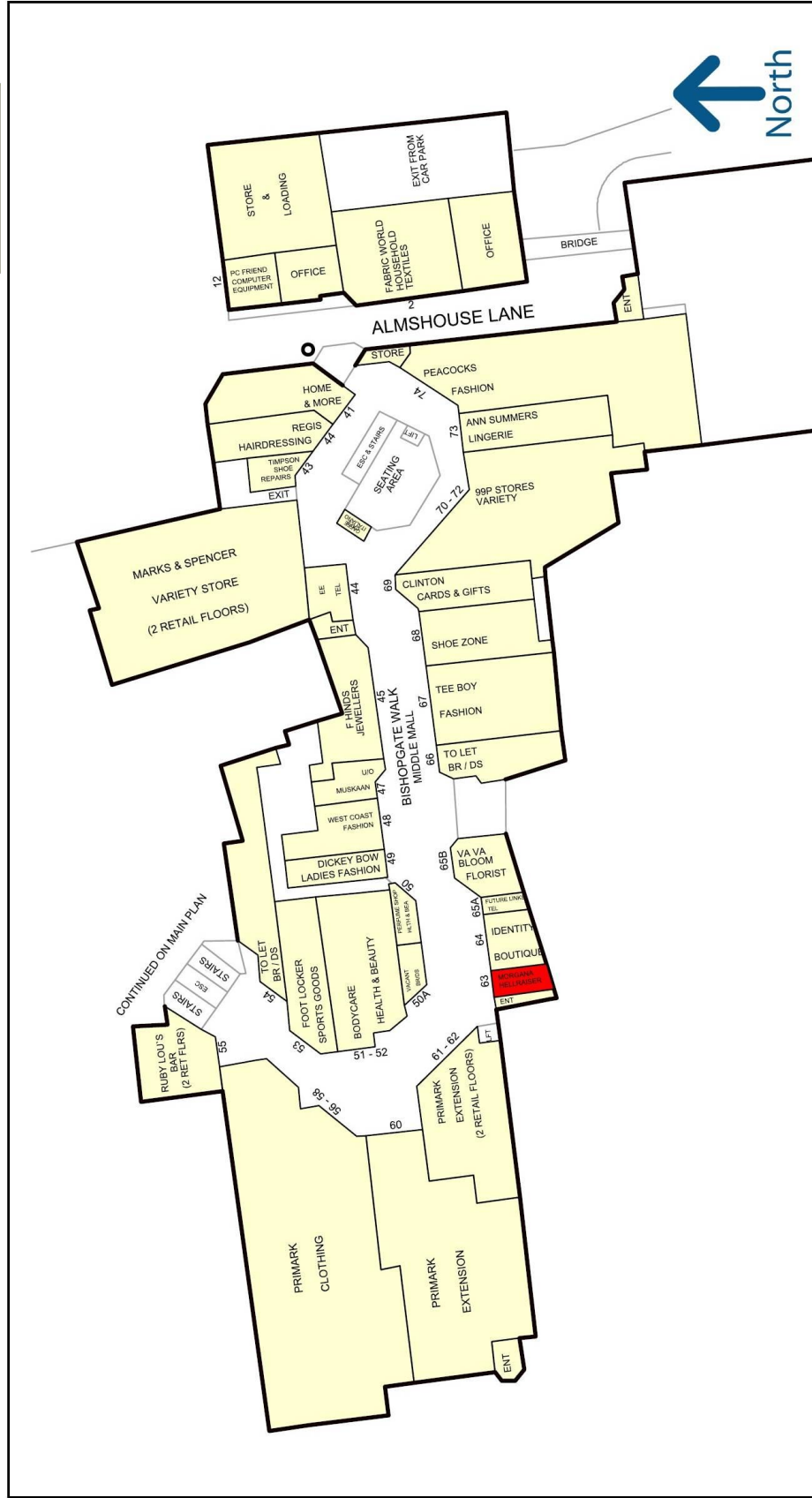
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SUBJECT TO CONTRACT & VACANT POSSESSION



Experian Goad Plan Created: 04/11/2014
Created By: Brassington Rowan



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